

Cover Sheet for:

Site Plan 8-98001F

Project Application



Development Review Division
Montgomery County Department of Park and Planning
Maryland-National Capital Park and Planning Commission

1 of 6

Effective: September 1, 2004

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

www.mc-mncppc.org/development

Phone 301.495.4595
Fax 301.495.1306

SITE PLAN APPLICATION

☐ New Application ☐ Major Amendment ☒ Minor Amendment

File Number	8- <u>98001E</u>	Fee (attach worksheet)	<input checked="" type="checkbox"/>
Date Application Received	<u>12/6/04</u>	Fee Received by	<u>AB</u>
MCPB Hearing Date	<u>N/A</u>	DRC Meeting Date	<u>N/A</u>
Reviewer's Name	<u>W.W.</u>		

An application will not be accepted for review unless all required information and fees are provided. If an item requires more space, attach a separate sheet. See Site Plan Submission Requirements for instructions.

Site Plan Name: Clarksburg Town Center - Phase 1A Acres: 28.45 Ac

Property Tax Account Number(s) associated with the plan (8 digits)

A. 160203391141 B. 160203391152 C. 1602033911630 D. _____ E. _____
F. _____ G. _____ H. _____ I. _____ J. _____

Location: (Complete either A or B)

A. On Clarksburg RD., 250 feet North of Clarksburg Square Rd.
(N,S,E,W etc.) (N,S,E,W etc.)
B. _____ quadrant, intersection of _____ and _____
(N,S,E,W etc.) (N,S,E,W etc.)

Subdivision Information: (Complete either A, if located within a recorded subdivision, or B)

A. Lot 14 Thru 16 Block FF Subdivision Clarksburg Square Road
B. Parcel _____ Liber _____ Folio _____; Parcel _____ Liber _____ Folio _____; Parcel _____ Liber _____ Folio _____

Applicant (Owner or Contract Purchaser)

Miller & Smith Colleen Dwelley
Name Contact Person
8401 Greensboro Drive Suite 300
Street Address
McLean Virginia 22102
City State Zip Code
(703) 821-2500 (703) 821-2040
Telephone Number Fax Number E-mail

Developer (If different from Applicant above)

Newland Communities Jim Richmond
Name Contact Person
23330 Frederick Road
Street Address
Clarksburg Maryland 20871
City State Zip Code
(301) 540-9763 (301) 540-9765
Telephone Number Fax Number E-mail

Engineer

Charles P. Johnson & Associates, Inc. Les Powell
Name Contact Person
1751 Elton Road, Suite 300
Street Address
Silver Spring, Maryland 20903
City State Zip Code
(301) 434-7000 (301) 434-9394
Telephone Number Fax Number E-mail

Architect

N/A

Name

Contact Person

Street Address

City

State

Zip Code

Telephone Number

Fax Number

E-mail

Landscape Architect

Charles P. Johnson & Associates, Inc.

Name

Contact Person

1751 Elton Road, Suite 300

Street Address

Silver Spring, Maryland

20903

City

State

Zip Code

(301) 434-7000

(301) 434-9394

Telephone Number

Fax Number

E-mail

Attorney

N/A

Name

Contact Person

Street Address

City

State

Zip Code

Telephone Number

Fax Number

E-mail

Development Information: (See Site Plan Submission Requirements, section 5)Method of Development: ☐ Standard ☐ Cluster ☐ MPDU ☐ TDRs, # _____ ☐ Other _____☐ Attach separate sheet with TDR serial numbers (example 10-6222)

Zoning	Overlay Zone	Acres	Development Type Code	Existing Resid'l du/ Comm'l sf	Retained Resid'l du/ Comm'l sf	Proposed Resid'l du/ Comm'l sf	*	MPDU	Other Affordable Housing	# of Lots	# of Out-lots
		28.45		Yes						3	NA
RMX-2											
Total plan acres			Total Resid'l	3 EX. Lots							
			Total Comm'l	Amendmendment for House location only no lots affected							
* Maximum number of dwelling units allowed by zoning ↑											

Areas Dedicated to Public Use:

Road ROWs	Other ROWs	Schools	Parks	Other	Total
PREVIOUSLY	Dedicated				

Supplementary Information:

Previous Plan Submittals: (enter information, if applicable)

Zoning case: _____ Date granted ____/____/____

Case No. G - NONE

Approved Development Plan or _____ Date granted ____/____/____

Case No. DPA - NONE

Approved Schematic Development Plan: _____ Date granted ____/____/____

Case No. NONE

Special Exception: _____ Date granted ____/____/____

Case No. A- NONE

Variance: _____

File Number 4- 94162NRI/FSD Name: Clarksburg Town CenterFile Number 9- 94004Project Plan Name: Clarksburg Town Center

File Number 7- _____

Pre-Application Name: _____

File Number 1- 95042Preliminary Plan Name: Clarksburg Town CenterFile Number 8- 98001cPreviously Approved Site Plan Name: Clarksburg Town CenterPlanning Board Opinion Date: 03 / 03 / 1998Status: ☐ Void ☐ Extended to (date) ____/____/____ ☐ Withdrawn ☒ Amended by this applicationIf Record Plat recorded, enter M-NCPPC record plat book & page numbers: 22367 - 11/19/02Is this site plan being reviewed concurrently with? Project Plan ☐ Yes, 9- _____ ☒ NoPreliminary Plan ☐ Yes, 1- _____ ☒ NoHas the applicant had any pre-submission meetings with M-NCPPC staff? ☐ Yes ☒ No

Name of Staff: _____ Date of meeting(s): ____/____/____

Is this site plan application a "Green Tape" project for affordable housing? ☐ Yes ☒ NoIs the property in the Locational Atlas and Index of Historic Sites? ☐ Yes ☒ NoIs the property in the Master Plan for Historic Preservation? ☐ Yes ☒ NoIs the property in an incorporated municipality? ☐ Yes, _____ ☒ NoIs the property in a special taxing district? ☐ Yes, _____ ☒ No

Stormwater management concept plan approval date: _____

Electric service provided by: ☒ Allegheny Power ☐ BG&E ☐ PEPCO**Requested Waivers: (if any)**☐ Parking Waiver

Zoning Ordinance Section 59-E- _____

Description of waiver request: _____

☐ Other Waivers

Zoning Ordinance Section 59- _____

Description of waiver request: _____

Signature of Applicant (Owner or Contract Purchaser)

Signature

12/03/04

Date

Colleen Swanson

Name (Type or Print):

1. General Information

- [illegible]

- h. The location and dimensions of all roads, streets, driveways, parking facilities, loading spaces with dumpster locations, points of access to surrounding streets, easements, pedestrian walks, bike and sidewalk connections to off-site network, proposed road sections for stream crossings including conveyance through section
- i. A grading plan
- j. The location of all sewer, water, gas, electric, telephone, and storm drainage lines; all easements and rights-of-way, existing or proposed; all off-site utility connections and all utility structures (on a separate drawing if necessary)
- k. Adjacent property information within 100'; including zoning, location, height and use of structures, and other site features
- l. Applicant's signature block
- m. Graphic scale
- 1.10 Site Plan composite sheet for Civic and Homeowner Associations distributions.....
- 1.11 A Landscape Plan, so titled, showing all man-made features (including storm drainage system and street light poles) and the location, height or caliper, and species of all plant material to be preserved, transplanted, or planted; including R.O.W. plantings and off-site plantings pursuant to Final Forest Conservation Plan ...
- 1.12 An exterior Lighting Plan, so titled, including all parking areas, driveways and pedestrian ways, and including the height, number, and type of light fixtures, and a diagram of light distribution characteristics with photometrics.....
- 1.13 List of adjacent and confronting property owners, presented in conformity with the Planning Board's noticing requirements.....
- 1.14 Grading feasibility study of MCPS school sites to be dedicated, and certification of environmental acceptability
- 1.15 Final Forest Conservation Plan and Worksheet, including tree survey of 6" diameter and greater trees within 25' either side of the limit of disturbance
- 1.16 Approved Stormwater Management Concept Plan, so titled, or 1" = 30' (or approved plan for off-site SWM), including MCDPS approval letter
- 1.17 Proposed Storm Drainage Area, so titled, at 1" = 30', and computations, if separate drawing
- 1.18 Proposed Sediment Control Plan, so titled, at 1" = 30', including tree protection measures, if separate drawing
- 1.19 Architectural schematic plans and elevations for buildings and structured parking, identifying height, general description, phasing and signage, as required by staff
- 1.20 Documents required by prior approval conditions (i.e. noise study, traffic study).....
- 1.21 PDF image of the proposed composite Site Plan and the composite Landscape/Lighting Plan; related approved Preliminary Plan and/or Development Plan; approved NRI/FSD if Preliminary Plan not required for this Site Plan application.....

No. Copies	Engineer/ Surveyor	M-NCPPC Staff
20		
3		
7		
1		
2		
2		
3		
3		
3		
1		
1		
1		

POST- APPROVAL SUBMISSION

The following items will not be submitted until after the site plan is approved, but should be submitted to the Development Review Division prior to the submission of the record plat application(s) in order to assure timely recordation of the final record plat.

Signature Set Submission

Final site development and grading plan, including development program (signed by applicant).....

Final landscape and lighting plan (signed by applicant).....

Final architectural plans, including FAR calculations, if required (signed by applicant).....

Final structure parking plans, if required.....

Final phasing plan, if required

Site Plan Enforcement Agreement (original signature).....

Homeowner association documents (final draft).....

Copy of engineer's certificate for design of private streets, if required.....

Other agreements (original signature)

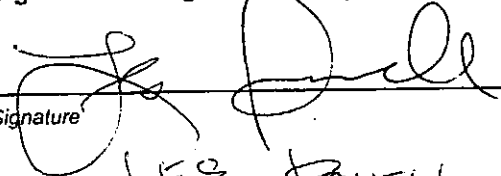
Digital copy of M-NCPPC signature set approval in PDF format.....

Final site development and grading plans, final landscape and lighting plans, and final phasing plan(s)

No Copies	Engineer/ Surveyor	M-NCPPC Staff
3		
3		
1		
1		
1		
1		
1		
1		
1		
1		

The engineer or surveyor hereby certifies that all required information for the submission of a site plan has been included with this application.

Signature of Engineer/Surveyor

Signature 

LES POWELL

Name (Type or Print)

12/03/04

Date